



**US Army Corps
of Engineers** ®
New England District

696 Virginia Road
Concord, MA 01742-2751

PUBLIC NOTICE

Date: January 4, 2005

Comment Period Ends: February 4, 2005

File Number: NAE-2004-468

In Reply Refer To: Cori M. Rose

Or by e-mail: cori.m.rose@usace.army.mil

JNS Development LLC c/o Sylvain Carrier 433 East Street Plainville, Connecticut 06062 has requested a Corps of Engineers permit under Section 404 of the Clean Water Act to place fill in wetlands and Waters of the United States in association with construction of a residential housing development in the vicinity of Upper and Lower Camp Street, Plainville, Connecticut as shown on the attached plans entitled "HIGH MEADOW CAMP STREET," on 7 sheets, dated "December 14, 2004," and described below.

Specifically, the applicant proposes to fill or otherwise disturb, 7,328 sf of federally jurisdictional inland wetlands and waters tributary to the Pequabuck River for the installation of four culverted stream crossings associated with the construction of a 22-foot wide access road to a 116-unit residential condominium development. Direct impact to federal jurisdictional wetlands and waters includes fill associated with the replacement of an existing 24" culvert with twin 24" culverts and the construction of three new 24" culverts. Indirect and secondary impact of the activity will include the discharge of treated stormwater into an existing pond on site and the recurring temporary seasonal inundation of approximately 1.03 acres of wetlands and marginal upland areas behind the Nicholas and Timothy Court culverts. The purpose of the proposed activity is residential housing.

This project is located on the USGS New Britain quadrangle sheet at UTM coordinates 4616573 N and 676196 E.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. Comments should be submitted in writing by the above date. If you have any questions, please contact Cori M. Rose at (978) 318-8306, (800) 343-4789 or (800) 362-4367, if calling from within Massachusetts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

SEE NEXT PAGE FOR
DETAILS OF EVALUATION
FACTORS

Robert J. DeSista
Chief, Permits & Enforcement Branch
Regulatory Division

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which may reasonably accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The following authorizations have been applied for, or have been, or will be obtained:

- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

The States of Connecticut, Maine, Massachusetts, New Hampshire and Rhode Island have approved Coastal Zone Management Programs. Where applicable the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program. By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.

If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at bettina.m.chaisson@usace.army.mil. You may also check here () and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: _____
ADDRESS: _____

Projection is UTM Zone 18 NAD83 Datum

M=-14.399
G=1.407



High Meadow
Existing Conditions

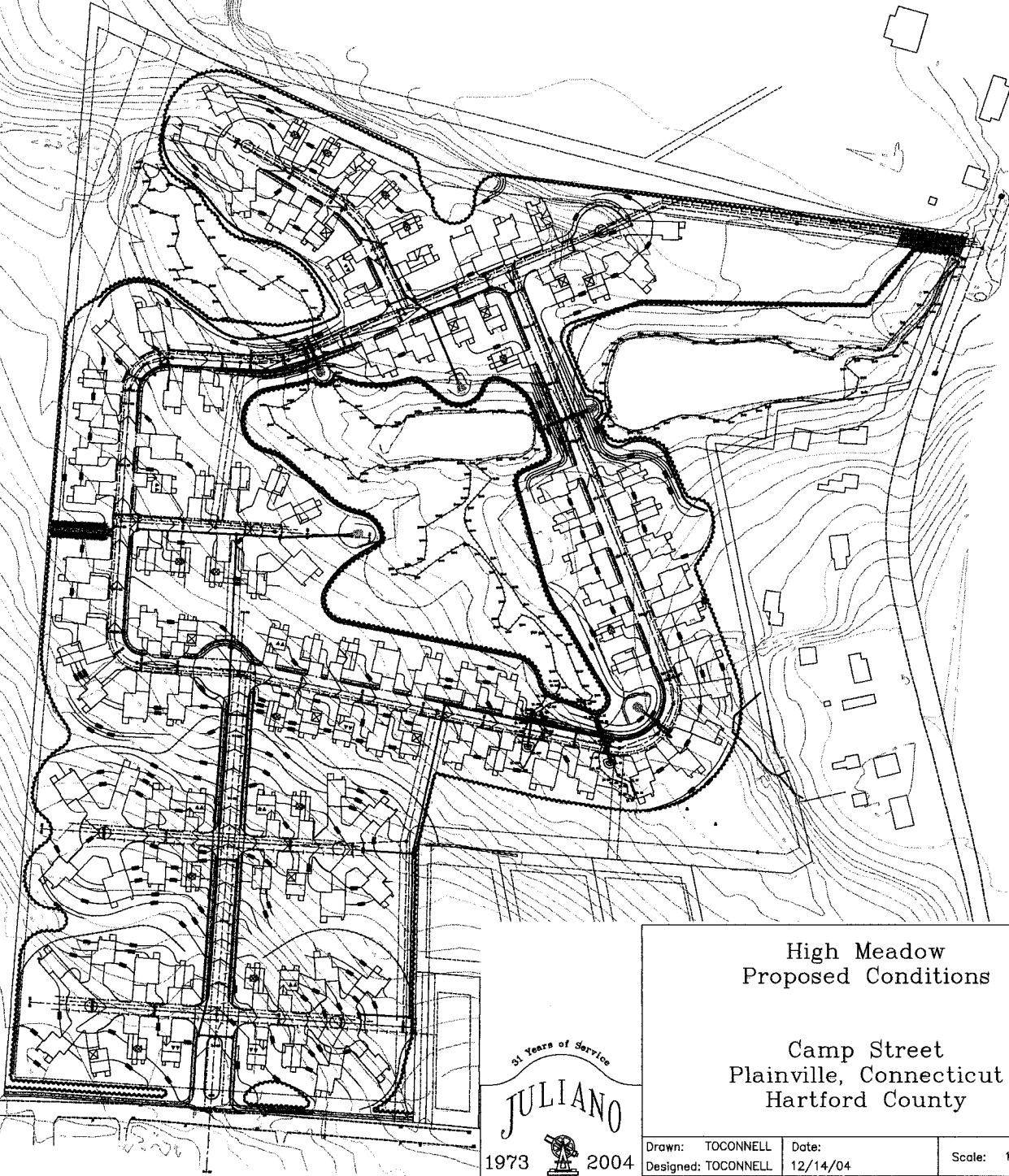
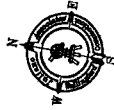
Camp Street
Plainville, Connecticut
Hartford County



Engineers & Surveyors
405 Main Street (Yalesville)
Wallingford, Connecticut
(203) 265-1489

Drawn: TOCONNELL	Date: 12/14/04	Scale: 1"=30"
Designed: TOCONNELL		
Checked: CJULIANO	Project no.: 02-115	Sheet: 1 of 5
Released: DJULIANO		Revision : 0

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High Meadow Proposed Conditions

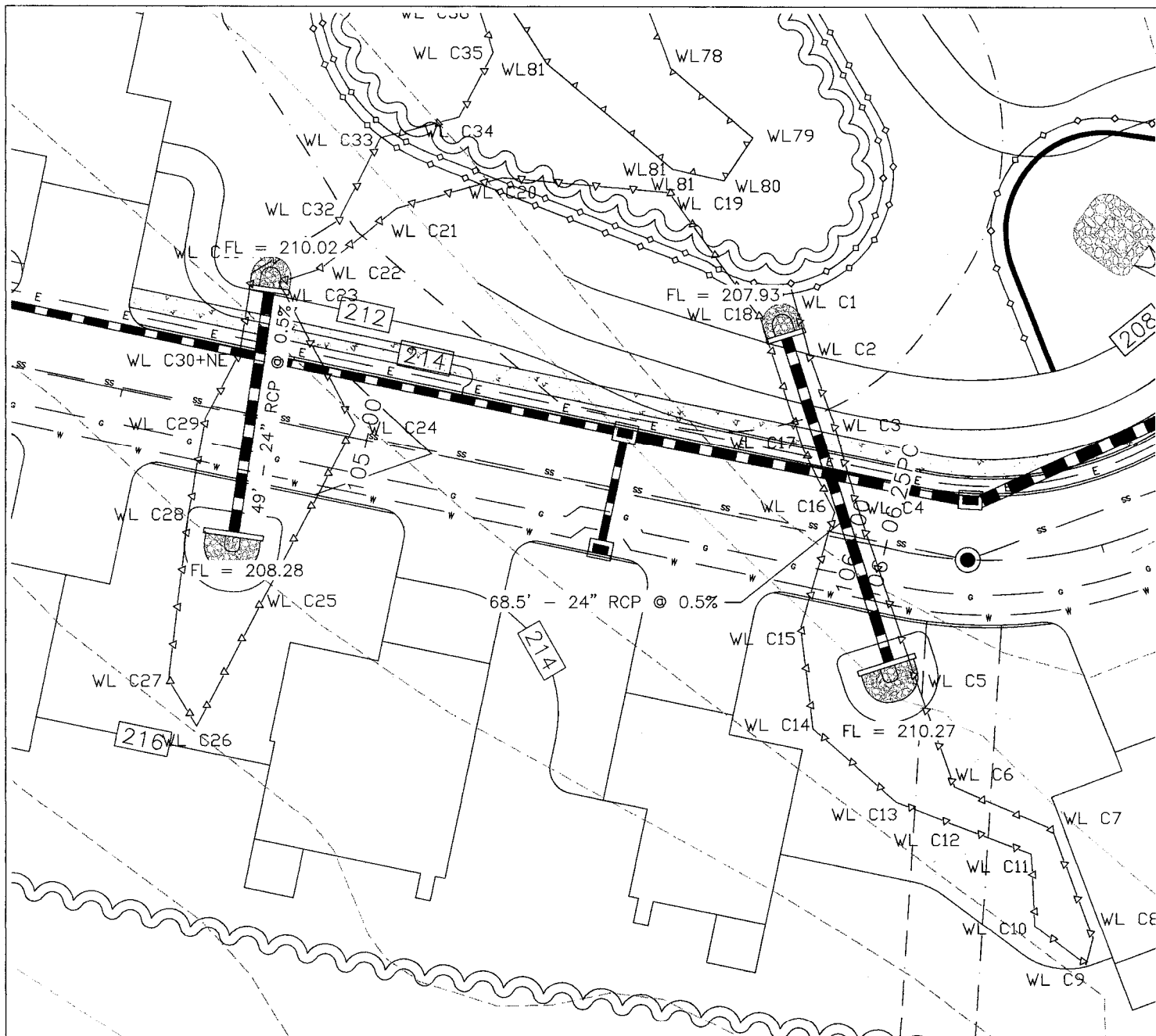
Camp Street
Plainville, Connecticut
Hartford County



Engineers & Surveyors
405 Main Street (Yaleville)
Wallingford, Connecticut
(203) 265-1499

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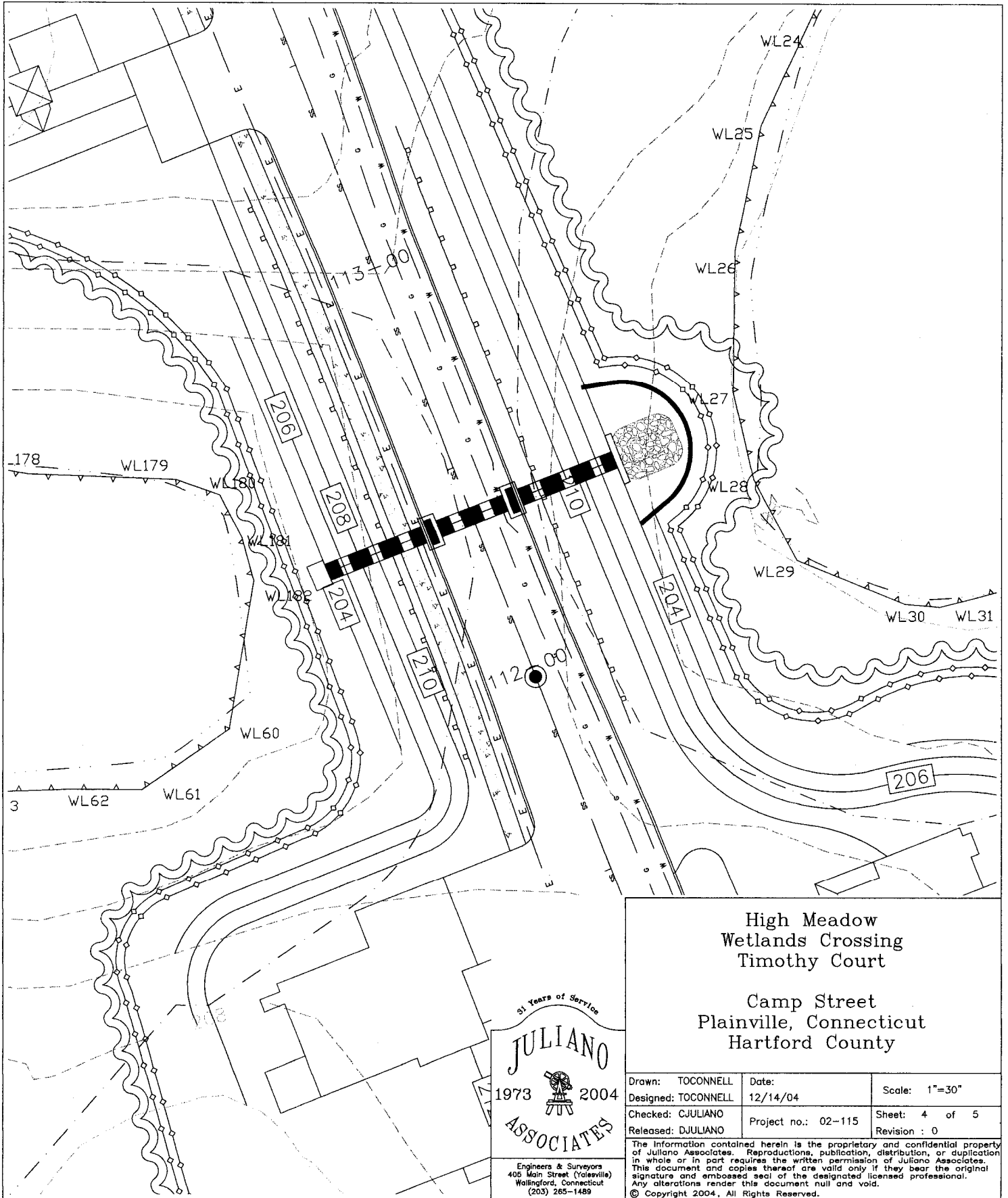
High Meadow Federal Wetlands Crossing

Camp Street
Plainville, Connecticut
Hartford County



Drawn: TOCONNELL	Date: 12/14/04	Scale: 1"=30"
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High Meadow
Wetlands Crossing
Timothy Court

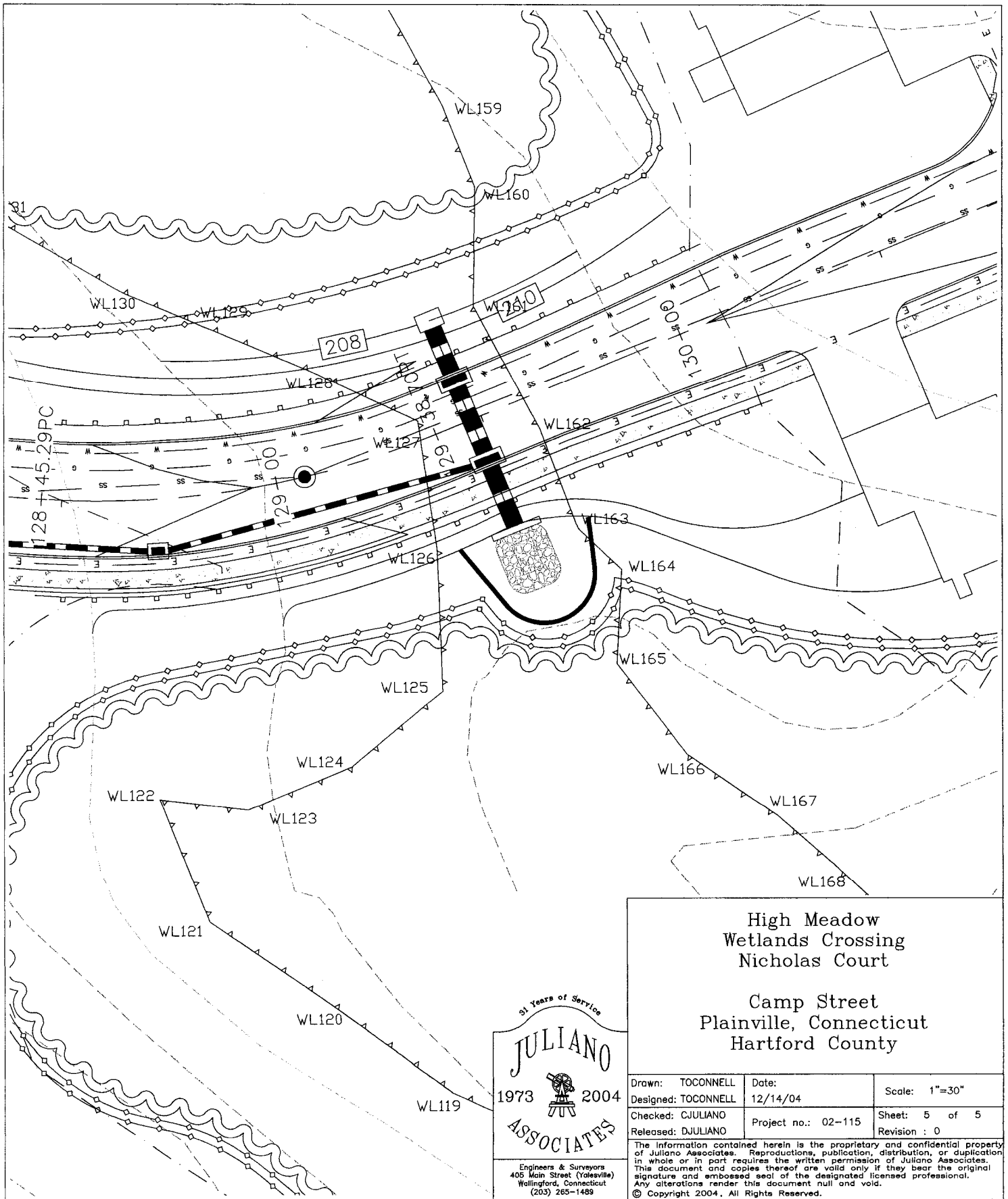
Camp Street
Plainville, Connecticut
Hartford County

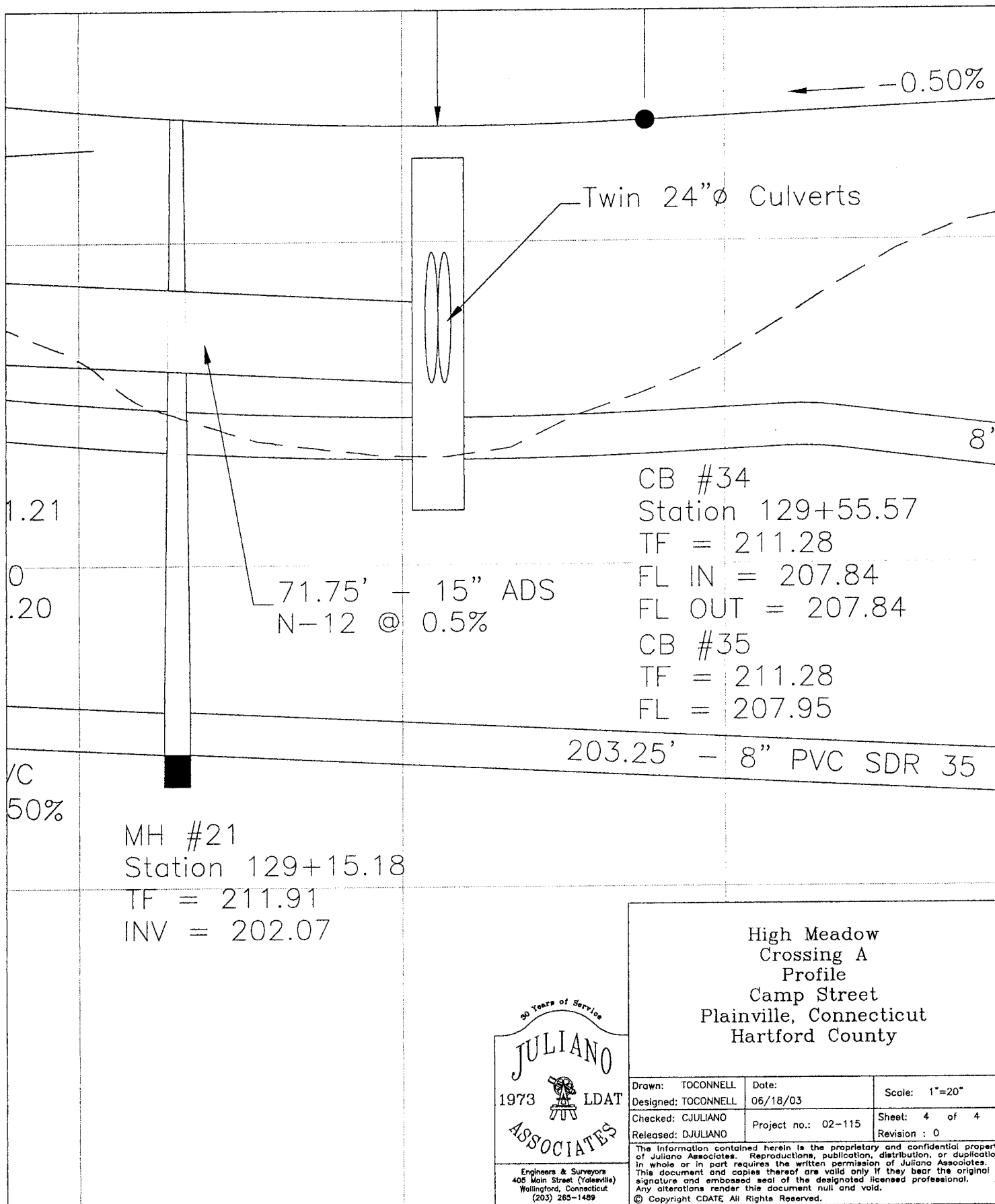


Engineers & Surveyors
405 Main Street (Yaleville)
Wallingford, Connecticut
(203) 265-1489

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High Meadow
Crossing A
Profile
Camp Street
Plainville, Connecticut
Hartford County



Drawn: TOCONNELL	Date: 06/18/03	Scale: 1"=20'
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